

6290

KESTREL ROAD

MISSISSAUGA, ON

FOR LEASE

SMALL-BAY INDUSTRIAL OPPORTUNITY IN
COVETED GTA WEST SUBMARKET



40,614 SQ. FT.

2.04 AC.

CBRE

PROPERTY OVERVIEW

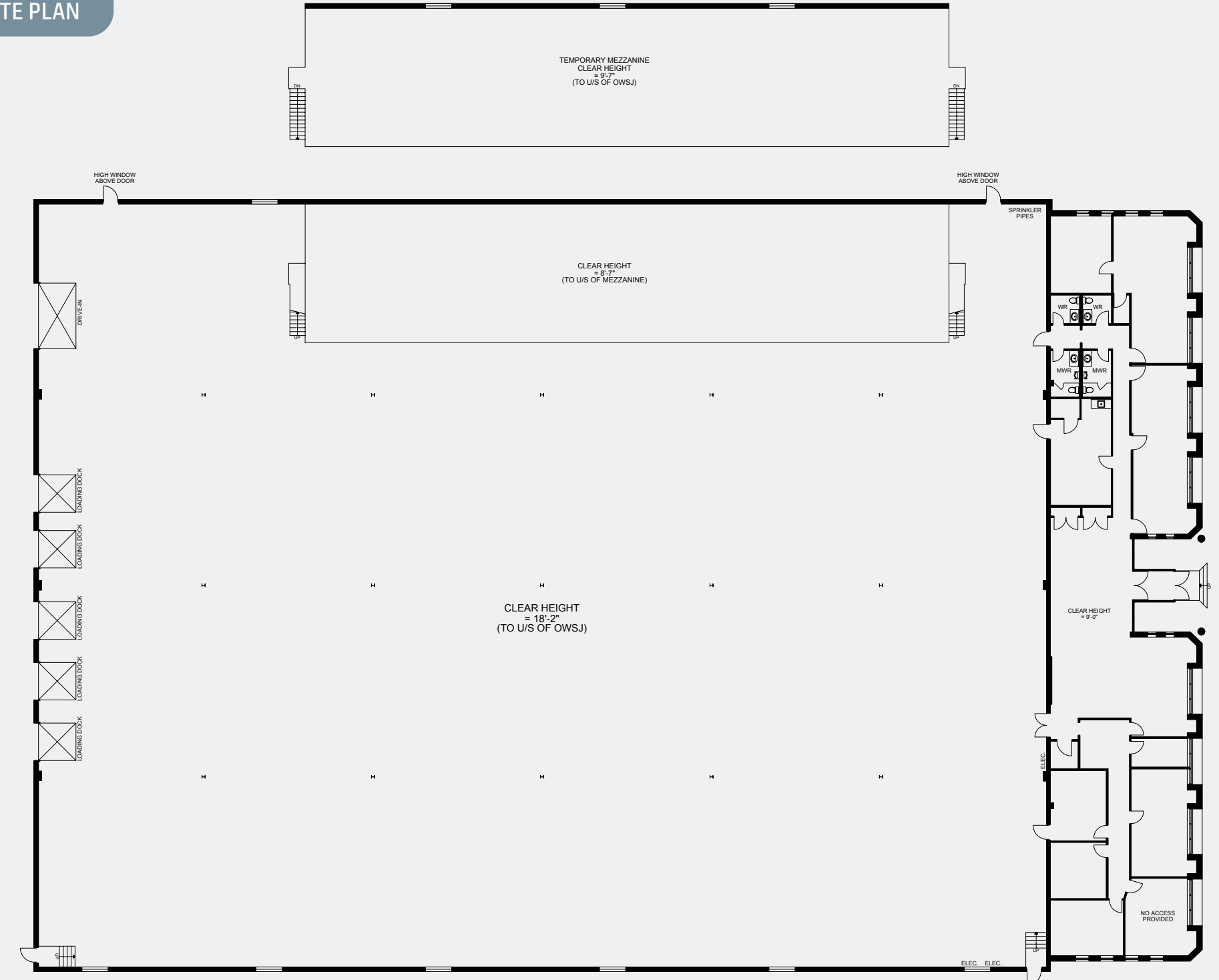
Situated on a 2.04 ac. site, 6290 Kestrel is a 40,614 sq. ft. rectangular, freestanding building with an 18 ft. clear height. The Property boasts highly appealing shipping capabilities relative to surrounding industrial inventory, highlighted by a high ratio of shipping doors (1 door / 6,769 sq. ft.) and a deep shipping area with a concrete dolly pad. The Property's five truck-level doors are equipped with levelers, bumpers, and dock shelters, and the drive-in door is over-sized (14 ft. x 14 ft.). There is potential to add an additional truck-level door on the rear of the building, pending an engineering inspection.

Located in a prominent Mississauga location, the Property features direct Highway 410 exposure, providing future users with signage opportunities. This core GTA location benefits from proximity to Pearson International Airport and various intermodals, substantially decreasing users' freight costs. These savings paired with excellent access to public transit and a low-cost labour market create an opportunity to achieve premium net rental rates versus competing markets.



Property Specifications	
ADDRESS	6290 Kestrel Road, Mississauga, Ontario
SITE AREA	2.04 ac.
SITE COVERAGE	45.6%
NET RENTABLE AREA	Warehouse: 35,750 Sq. Ft.
	Office: 4,864 Sq. Ft.
	Total: 40,614 Sq. Ft.
YEAR BUILT	1985
ASKING PRICE	\$19.95 Per Sq. Ft. Net
T.M.I (2024)	Approx. \$4.40 Per Sq. Ft.
SHIPPING DOORS	1 Drive-in Doors
	5 Truck Level Doors
	1 door / 6,769 sq. ft.
CLEAR HEIGHT	18 ft.
CAR PARKING	61 + 1 H/C

SITE PLAN





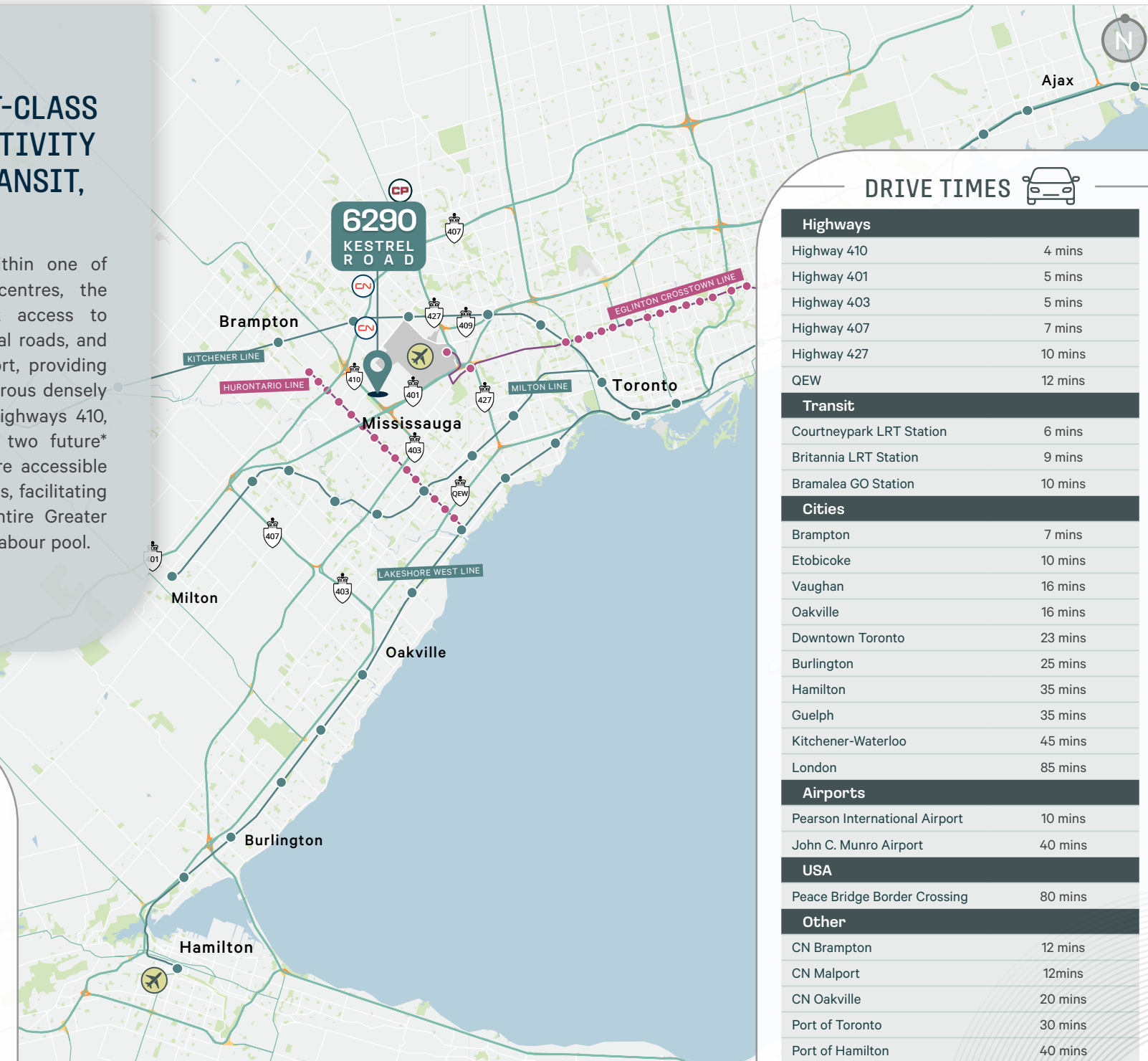
4 6290 KESTREL ROAD, MISSISSAUGA, ON



CORE LOCATION PROVIDING FIRST-CLASS TRANSIT CONNECTIVITY TO HIGHWAYS, TRANSIT, AND AIRPORT

Strategically positioned within one of Canada's leading urban centres, the Property boasts excellent access to 400-series highways, arterial roads, and Pearson International Airport, providing direct connectivity to numerous densely populated municipalities. Highways 410, 403, and 401, as well as two future* Hurontario LRT stations, are accessible from the Property in minutes, facilitating seamless access to the entire Greater Golden Horseshoe region's labour pool.

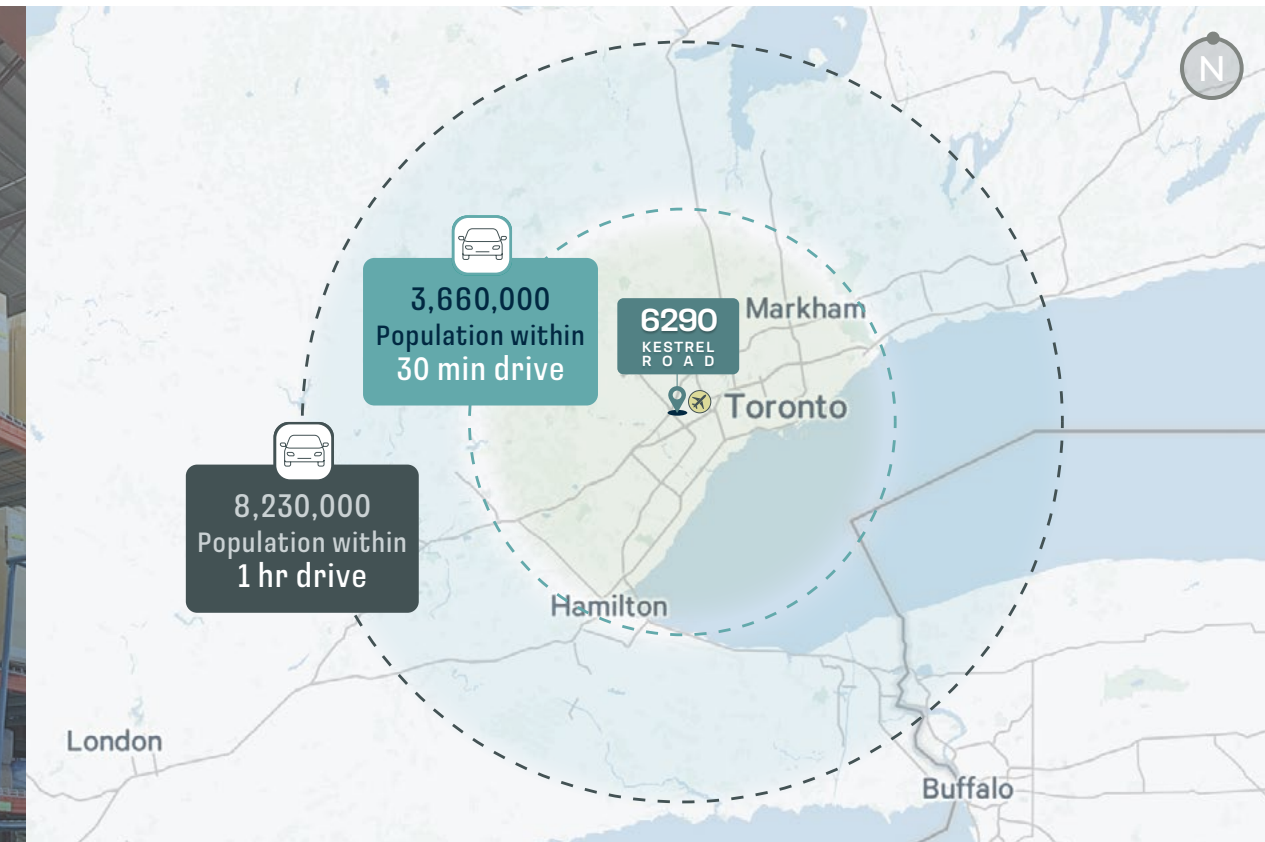
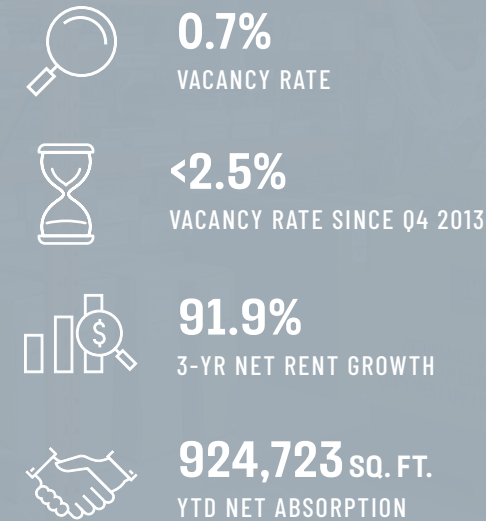
*2024 estimated completion.



SUPERIOR INDUSTRIAL MARKET FUNDAMENTALS

Existing Mississauga inventory continues to be heavily constrained with a vacancy rate of 0.7%, as of Q2 2023. Net rents have increased 16.8% year-over-year and have more than doubled since Q4 2019. Since Q1 2018, average annual net absorption has outpaced average annual new supply by over 17.0%, fueling average annual rental rate growth of over 20.0%.

MISSISSAUGA INDUSTRIAL MARKET STATISTICS (Q2 2023)



RAPID DEMOGRAPHIC GROWTH SUPPORTING EXCEPTIONAL ACCESS TO LABOUR AND FUTURE COMPETITIVE POSITIONING

The GTA's growing population of over 6.7 million people is of vital importance to the Property, ensuring labour availability and extended consumer demand. Mississauga's forecasted growth is underpinned by strong immigration to the greater region of more than 100,000 new residents per year. Over 93,000 residential units (condo and rental) are under construction or proposed in Mississauga, showcasing the near-term growth in the Property's vicinity. Over 8.2 million residents live within a one-hour drive of 6290 Kestrel.

Employers in Mississauga benefit from high-quality labour at a low-cost relative to major markets across the U.S. The surrounding highly educated labour pool comprises more than 620,000 workers with STEM degrees. Approximately 21.0% of residents living within 3.0 km of the Property work in trades, transport, equipment operations, processing, manufacturing, or utilities, providing tenants with direct access to an optimal labour pool.

LOCATION OVERVIEW

Characterized by a skilled workforce, advanced infrastructure, and strong transportation routes linked through an extensive network of 400-series highways, Mississauga and the GTA West continue to be the focus of tenants looking for space in the GTA. Highways 401, 403, 407, 410, and QEW weave through Mississauga and are part of a major network of highways throughout the greater area, connecting the region's 6.7 million population. Pearson International Airport is another major factor drawing users, purchasers, and tenants alike to the mature market to establish their industrial capacities.

The Property commands a strategic position at the confluence of the Mississauga and Brampton border, near Pearson International Airport, making it part of the Airport Employment Zone ("AEZ"). Impressively well-connected, the Property is adjacent to Highway 410, an arterial road linking to Brampton, and is conveniently situated within minutes from both Highways 401 – the primary thoroughfare spanning Ontario from Windsor to the Quebec border – and 407, a pivotal east-west highway stretching from Milton in the west, across the northern perimeter of the GTA, and reaching Oshawa in the east. This configuration offers versatile commuting avenues for tenants, employees, and distribution networks. The Property's advantageous proximity to the airport and robust highway infrastructure stands as a cornerstone for the success of industrial users considering transportation accessibility a fundamental driver of their business operations.

ECONOMIC IMPORTANCE OF THE AIRPORT EMPLOYMENT ZONE

The AEZ, an area of 15,230 hectares with Pearson International Airport at its heart, is home to more than 300,000 jobs. It is one of Canada's most significant centres of commercial and industrial activity – second in size only to Downtown Toronto. Many factors contribute to the economic vitality of the AEZ:

- It is situated at the intersection of several fast-growing municipalities
- It is anchored by Pearson International Airport, which generates 49,000 direct jobs
- An array of businesses benefits from proximity to the airport – hotels, freight forwarders, or global corporations – generating significant employment and GDP growth (while also contributing to higher land values)
- Planning policies in nearby municipalities facilitate a wide range of employment types, from office-based management, administration and research to logistics, light industry, and utilities



BENEFITS OF THE PROPERTY'S LOCATION



Population within a 30 km radius is approximately double that of Milton or Bolton within the same radius. Subsequent cost savings due to immediate population and local transportation.



- Proximity to major intermodal yards, including CN Brampton (13 km) and CN MacMillan (31 km), and the proposed CN Milton (34 km).



Connectivity to public transit via Mississauga's MiWay transit system and Brampton's ZUM transit. Mississauga's buses 51 and 57 and Brampton's bus 18 service the Property along Courtney Park Drive East and Tomken Road, connecting the Property to municipal infrastructure.



Advantage for air cargo, rail, and couriers.

LEGEND

- TTC Subway Lines
- LRT Lines
- GO Train Lines
- ✈ Airport



INDUSTRIAL HUB DRIVE TIME COMPARISON

	MISSISSAUGA		MILTON		BOLTON	
	Mins	KM	Mins	KM	Mins	KM
PEARSON INTERNATIONAL AIRPORT	10	7	28	31	41	40
CN BRAMPTON INTERMODAL	12	13	22	31	28	21
CPR VAUGHAN INTERMODAL	24	25	33	44	22	13
CN MACMILLAN INTERMODAL	28	31	41	50	40	27
HIGHWAY 401	5	7	5	4	33	36
HIGHWAY 407	7	5	10	12	24	21
HIGHWAY 410	4	2	17	24	23	18
HIGHWAY 427	10	10	22	35	19	12
QUEEN ELIZABETH WAY	12	17	19	25	34	39

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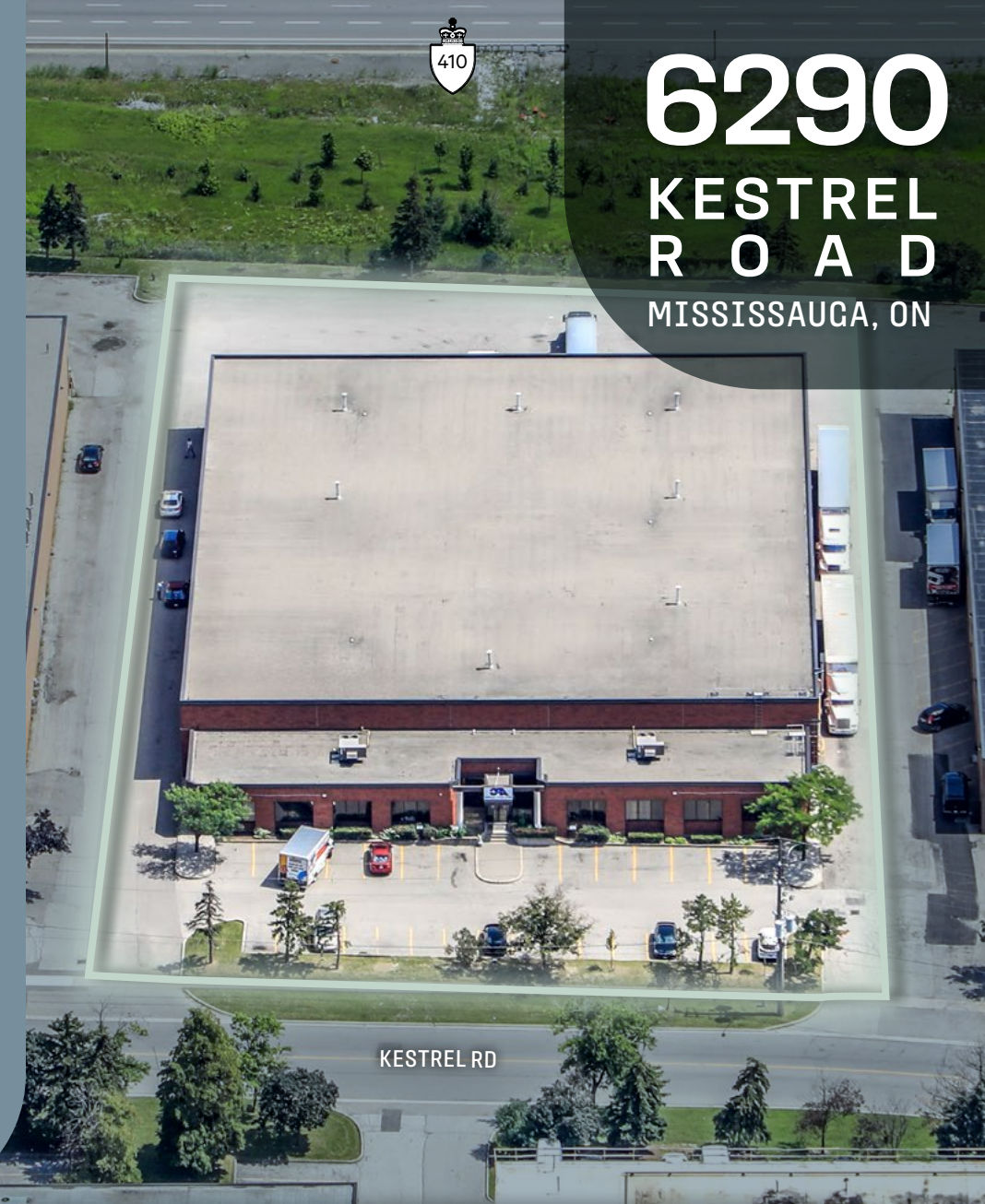
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